

Carlisle Housing Authority

Meeting Minutes

November 25, 2013

Present: Alan Lehotsky, Chair; James Bohn; W. Randall Brown; Carolyn Ing, and Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** Steven Pearlman.

Guests: Karina Coombs, Reporter, *Carlisle Mosquito*

1. Meeting called to order at 7:40 p.m.

2. Old Business

A. NOAH Benfield

i. **Project update** Alan Lehotsky reported that NOAH had installed extensive landscaping on its Benfield Farms senior housing development in the past month. In response to question from W. Randall Brown about the status of the solar panels, Mr. Lehotsky reported that NOAH had shared that it had made the decision to install fewer solar panels which it will own, and receive the electric power from directly.

ii **Lottery and Rental Schedule.** Elizabeth DeMille Barnett reported she had continued to coordinate community space for NOAH's property manager Peabody Properties to conduct interviews. She said that NOAH's manager had shared that it has begun to collect rental deposits from prospective renters, but that it continues to accept applications from seniors looking for housing at the Benfield Farms senior housing.

iii. **Benfield Farms construction site visit.** Mr. Lehotsky reported that the NOAH Benfield Farms construction site visit, with Toby Kramer, NOAH Real Estate developer and John Luther, Building Commissioner as leaders, had been quite successful.. The consensus of the participants was that the resident units were larger than many had thought they would be, and that the windows and glass were attractive, and let in much light.

B. **Affordable Housing Trust (CAHT) Master Planning Design Services for 338 Bedford Road.** Ms. Barnett, reported that the next step in the CAHT Master Plan Design Services effort was for the designer, Abacus [architects + planners] in collaboration with Ryan Associates and Samiotes Consultants to develop conceptual plans based upon the work of the two charrettes. Once the conceptual plans were developed, it was the plan to have the Design team make presentations of these plans with the goal of seeking additional input, to the following four boards (chronologically): Board of Health, Conservation Commission, Planning Board and the Board of Selectmen. These presentations have been scheduled for the first two weeks of December. The CAHT had offered that any board not receiving its own Master Plan Design presentation was encouraged to attend one of the four presentations.

Discussion followed and it was agreed by consensus, that the CHA would recess to join the Planning Board for the December 9 Master Plan Design presentation.

- C. **Proposed Long Ridge Road Chapter 40B housing development, Jeffrey Brem, developer.** Mr. Lehotsky reported that at the November 10th Board of Selectmen (BOS) meeting, following a feedback from the neighbors and a brief statement from Mr. Brem, that the BOS had voted not to accept an offer to participate in a Department of Housing and Community Development Local Initiative Program application with Mr. Brem.

Mr. Lehotsky and other members of the board expressed continued concerns that Carlisle remains vulnerable to unfriendly Chapter 40B's.

- D. **338 Bedford Road Department of Developmental Services (DDS) Housing.** Ms. Barnett reported that and Mr. Lehotsky were in consultation with Town Counsel about legal issues surrounding the development of a ground lease RFP.
- E. **Proposed Chapter 40B Educational Forum.** Ms. Barnett reported that on behalf of the CHA, she had contacted the Long Ridge Road neighbors, who had requested a Chapter 40B informational forum. The neighbors were appreciative of the CHA's responsive, but it was agreed that the board would wait until the information was more immediately needed.

3. New Business

- A. **The Department of Housing and Community Development(DHCD) *An Analysis of Impediments to Fair Housing Choice*, November 2013.** Mr. Lehotsky introduced this document which was prepared by DHCD as part of the U.S. Department of Housing and Urban Development federal consolidated planning requirements and analyses impediments to fair housing choice in Massachusetts. Discussion followed on proposed policy changes which would affect the Town of Carlisle, such as the proposed revision to the Subsidized Housing Inventory (SHI) calculations for senior and non-age restricted housing and a new policy requirement stipulating the percentages of two (65%) and three-bedrooms (10%) units, in non-age restricted housing developments, etc. James Bohn noted that the latter policy requirement translated into an average of bedroom size of 1.85 bedrooms per unit.

4. Next Meeting Dates: Monday, December 9.

5. Meeting adjourned at 9:15 p.m. Motion by Mr. Brown, seconded by Mr. Mr. Bohn, motion passed unanimously.

Respectfully submitted by Elizabeth DeMille Barnett, Housing Coordinator